



**ZONING BOARD OF APPEALS
TOWN OF GRAFTON**

GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519

Phone: (508) 839-5335 ext. 1157 • FAX: (508) 839-4602
www.grafton-ma.gov

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2019 DEC 20 PM 3:25

**THE COMMONWEALTH OF MASSACHUSETTS
Town of Grafton
BOARD OF APPEALS**

2019/827-4

MODIFICATION TO A COMPREHENSIVE PERMIT PURSUANT TO G.L.c.40B

FIELDSTONE REALTY,LLC (ELMROCK ESTATES), WHEELROCK, LLC of 4 Charlesview Road, Hopedale, MA 01747, is requesting to convey for a fee the open space behind lots 15, 16, & 17 to the Grafton Land Trust and redraw the property lines for lots 15, 16, & 17 to create the standalone Open Space parcel, and that the request is insubstantial (CONDITION D.4 OF THE COMPREHENSIVE PERMIT DATED 10/27/2017) from the Comprehensive Permit that was approved and granted on October 27, 2017 and filed with the Worcester County Registry of Deed **Book Number 58796, Page 76**, on May 14, 2018.

ADDRESS OF LOTS:

21 WHEELER ROAD **MAP: 45 LOT: 2E BOOK: 39639 PAGE: 141**
106 BRIGHAM HILL ROAD: **MAP: 54 LOT: 117 BOOK: 24455 PAGE: 285**

At their duly held meeting on **Thursday, December 5, 2019** the Zoning Board of Appeals took the following action: The following motion was made by **Mr. Yeomans** and 2nd by **Mr. Chapin**, to allow the applicant, **FIELDSTONE REALTY,LLC (ELMROCK ESTATES), WHEELROCK, LLC** to convey for a fee the open space behind lots 15, 16, & 17 to the Grafton Land Trust and redraw the property lines for lots 15, 16, & 17 to create the standalone Open Space parcel, and that the request is insubstantial (CONDITION D.4 OF THE COMPREHENSIVE PERMIT DATED 10/27/2017) from the Comprehensive Permit that was approved and granted on October 27, 2017 and filed with the Worcester County Registry of Deed **Book Number 58796, Page 76**, on May 14, 2018.

On a Roll Call Vote:

Chairman: Yes	Member 2: Yes
Vice Chairman: Yes	Alternate Member 1: present at hearing
Clerk: Yes	Alternate Member 2:
Member 1: Yes	

This decision is final except that any person who maybe aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions of G.L. c. 40A.

William McCusker, Chairman

William Yeomans, Vice Chairman



Kay Reed, Clerk

Mariann Desrosiers, Member

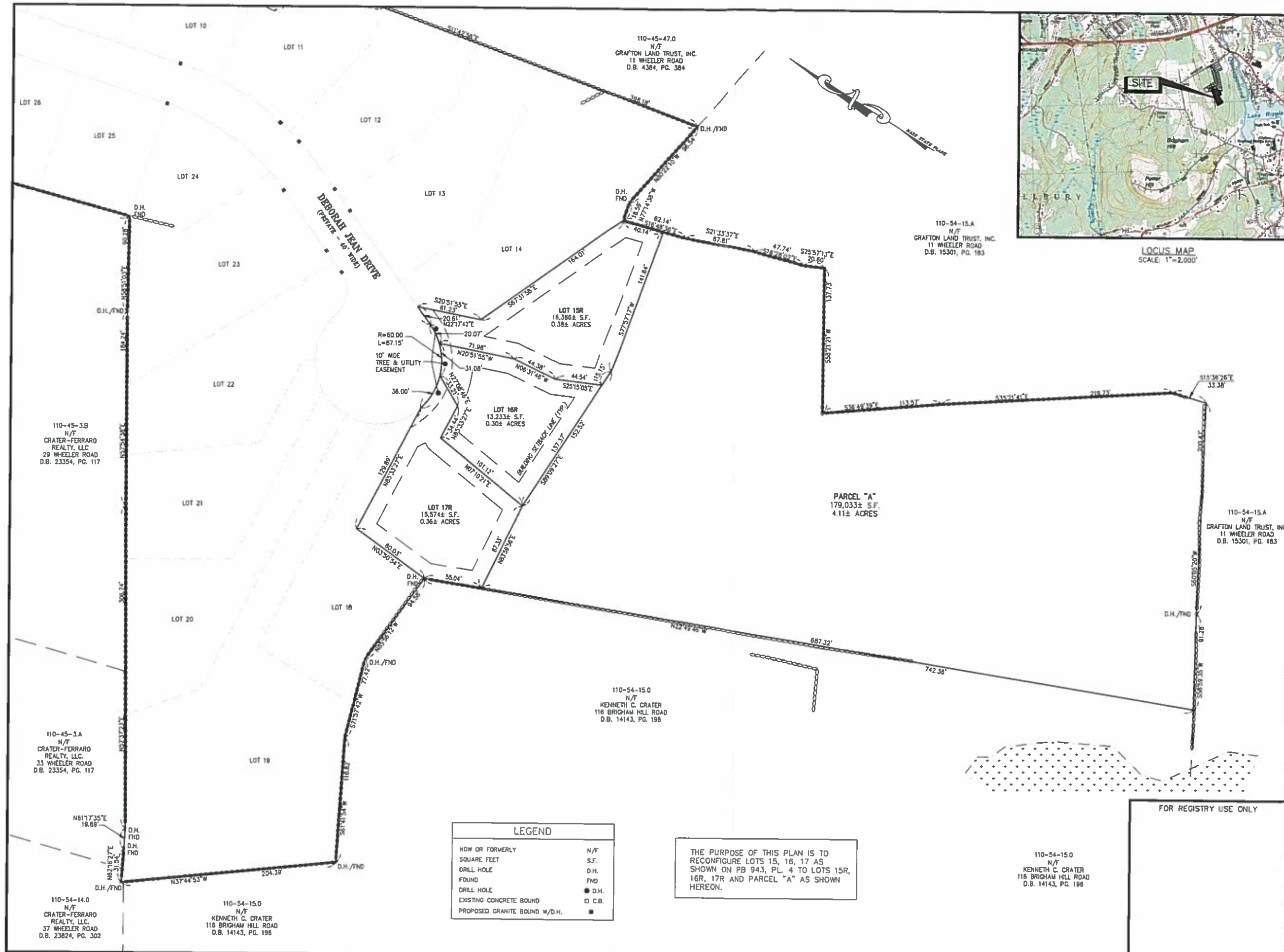
Karl Chapin, Member

Brian Waller, Alternate

,Alternate

A complete file of this case (Case #754 is on file with the Town Clerk)



TURNING POINT ENGINEERING
CIVIL SITE DESIGN
4 Charlesview Road, Suite 4
Hopdale, MA 01747
P: (508) 847-1819 F: (508) 847-0189
www.tpecvdesign.com

OWNER OF RECORD:
WHEELROCK, LLC
4 CHARLESVIEW ROAD, SUITE 1
HOPDALE, MA 01747

GRAFTON ASSESSORS INFORMATION:
MAP 45, PARCEL 2E
MAP 54, PARCEL 17
TOTAL AREA: 18.0± ACRES

GRAFTON ZONING INFORMATION:
ZONE: R-40
MINIMUM AREA: 40,000 S.F.
MINIMUM FRONTAGE: 140'
SETBACKS: FRONT 30', SIDE 15', REAR 15'

DEED REFERENCES:
BK. 24455, PG. 285
BK. 39839, PG. 141
BK. 60520, PG. 236

PLAN REFERENCES:
P.B. 177, PL. 27
P.B. 633, PL. 13
P.B. 763, PL. 106
P.B. 829, PL. 47
P.B. 862, PL. 50
P.B. 943, PL. 4

A COMPREHENSIVE PERMIT WAS GRANTED BY THE GRAFTON ZONING BOARD OF APPEALS AND RECORDED WITH THE TOWN CLERK ON OCTOBER 27, 2017 AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 60273, PAGE 228.

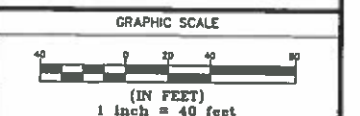
APPROVAL BY THE TOWN OF GRAFTON ZONING BOARD OF APPEALS ACTING AS PLANNING BOARD IN ITS CAPACITY AS THE COMPREHENSIVE PERMIT GRANTING AUTHORITY UNDER MGL 40B.

CHAIR	DATE

PLAN ENDORSEMENT DOES NOT NECESSARILY MEAN THAT THIS PLAN CONFORMS TO THE CURRENT ZONING REQUIREMENTS.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF 250 CMR 8.00 INCLUDING, BUT NOT LIMITED TO, THE EXISTING BOUNDARY WITH REFERENCE TO AT LEAST TWO PERMANENT BOUNDARY MONUMENTS ON OR OFF THE LAND TO WHICH THE PLAN RELATES.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



CAD FILE	2019-1015_ANR.dwg
DRAWN BY	PL
CHECKED BY	SO
DATE	OCTOBER 30, 2019
PROJECT NO.	TPE-1015
PLAN NO.	L-1015

TITLE

RE-DIVISION OF LAND OF LOTS 15R, 16R, 17R & PARCEL A ON DEBORAH JEAN DRIVE IN GRAFTON, MA OWNED BY WHEELROCK, LLC

LEGEND	
NOW OR FORMERLY	N/F
SQUARE FEET	S.F.
DRILL HOLE	D.H.
FOUND	FND
DRILL HOLE	● D.H.
EXISTING CONCRETE BOUND	□ C.B.
PROPOSED GRANITE BOUND W/D.H.	■

THE PURPOSE OF THIS PLAN IS TO RECONFIGURE LOTS 15, 16, 17 AS SHOWN ON PB 943, PL. 4 TO LOTS 15R, 16R, 17R AND PARCEL "A" AS SHOWN HEREON.

FOR REGISTRY USE ONLY

110-54-15.0
N/F
KENNETH C. CRATER
116 BRIGHAM HILL ROAD
D.B. 14143, PG. 196